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Redevelopment Board Minutes 12/06/2010

Minutes of Monday, December 6, 2010
Executive Session, Arlington Redevelopment Board
Second Floor Conference Room, Town Hall Annex
Approved 12/13/10

Members Present:
Roland Chaput
Chris Loreti, Chairman
Ed Tsoi
Andrew West

Housing Director Laura Wiener, former Director of Planning Kevin O'Brien, as consultant to the Town on Symmes, members of the Symmes Neighborhood Advisory Committee Michelle Barry, BethAnn Friedman, and Janice Brodman, and members of the public were also present.

Mr. Loreti called the meeting to order at 7:00pm. The first item was the Symmes Neighborhood Advisory Committee (SNAC). SNAC presented a petition regarding Symmes asking the Board to hold a hearing for Pulte Homes. After discussion, Mr. Chaput moved to receive the petition, seconded by Mr. West. All voted in favor.

Mr. Loreti then stated the need to continue to discuss the Town's negotiating position on Symmes and the Board's need to discuss the purchase, exchange, lease or value of real property, and that doing so in an open session may have a detrimental effect on the negotiating position of the public body, and therefore the Board would need to go into executive session. Mr. Chaput moved and Mr. Tsoi seconded a motion to enter executive session. On a roll call vote, Mr. Tsoi voted yes, Mr. Chaput voted yes, Mr. Tsoi voted yes, Mr. West voted yes and Mr. Loreti voted yes.

The open session was resumed by the Chair following the close of executive session on a roll call vote.

The Chair then turned to the continued environmental design review hearing for 30-50 Mill Street. Present for the applicant were Attorney Mary Winstanley O'Connor, Rick Dickason of WP East, Tim Williams of Allen & Major, Adelaide Grady of Wood Partners, and Chris Poles of Cube 3 Architects.

Mr. Loreti cited a letter received by Ann LeRoy regarding the Mill Brook, saying that if 22 Mill Street condominium owners complied with their own approved landscaping, her concern about landscaping around the 22 Mill Street garage would be satisfied. Mr. Loreti asked Ms. Winstanley O'Connor about the dumpster for 22 Mill Street. Ms. Winstanley O'Connor said that she had spoken with attorney McDermott for the 22 Mill Street owners, and he is considering a solution, but will comply with the permit.

After reviewing the draft decision, the Board discussed moving up the vote on 30-50 Mill Street to the following Monday, December 13, rather than the scheduled date of December 20, given the progress on the draft decision. The Board then decided to re-schedule the December 20 meeting to December 13. Mr. Loreti then asked for a motion to close the public hearing comment of the hearing. Mr. Chaput so moved, seconded by Mr. Tsoi and all voted in favor.

Next the Board turned to draft warrant articles to consider for Annual Town Meeting 2011. The Board recognized that the following meeting would be the only opportunity to meet again on zoning warrant articles before the warrant closing date of January 7, due to re-scheduling the following Board meeting. Ms. Kowalski urged the Board to consider discussing zoning regularly each quarter in order to allow the necessary time in advance of filing zoning amendment warrant articles, and promised to help the Board prepare and make such time on its agendas for zoning work. Ms. Kowalski agreed to draft a warrant article for the cemetery conservation special permit language. Mr. Loreti also agreed to prepare a draft warrant article on removing cell antennae from Environmental Design Review. Mr. West recommended that the Redevelopment Board discuss it with the Zoning Board of Appeals. Mr. Loreti would also draft an article that makes our bylaw consistent with MGL ch. 40 section 6 regarding the "grandfathering" of undersized lots. The Board asked Ms. Kowalski to see that the Conservation Commission provided its warrant article language on the wetlands map amendment. The Board also asked Ms. Kowalski to consult with the Board of Selectmen on whether the Redevelopment Board could get an extension on the January 7 closing of the warrant. The Board discussed whether changes to zoning bylaw illustrations required Town Meeting approval since they are not considered part of a zoning bylaw.

The Board then turned to the meeting minutes of November 18, which Mr. Tsoi moved to approve as amended. Mr. West seconded, and all voted in favor. Mr. West then moved to approve the November 22 minutes as amended. Mr. Tsoi seconded and all voted in favor.

Mr. West then moved to continue the Environmental Design Review Special Permit hearing for 30-50 Mill Street to Monday December 13, 2010 at 8:00 pm. Mr. Tsoi seconded and all voted in favor.

The meeting adjourned at 10:33pm.

Respectfully submitted,
Carol Kowalski
Secretary ex Officio